



Plan Commission Minutes  
May 2, 2022 at 7:00 p.m.  
City Hall Council Chambers

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Commission Members Present: Christopherson, Granlund, Obaid, Seymour, Wolfgram, Helgeson, Johnson, Erickson and Brandvold

Staff Members Present: Petrie, Ness, Solberg, Johnathan

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Johnson, Seymour, Helgeson, Wolfgram, Obaid, Erickson, Brandvold and Christopherson.
3. Commissioner Seymour moved to approve the April 4<sup>th</sup> minutes. Commissioner Wolfgram seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
5. Commissioner Seymour moved Commissioner Granlund to Chairperson, seconded by Wolfgram and the motion carried.  
Commissioner Seymour moved Commissioner Wolfgram to Vice-Chairperson, seconded Helgeson and the motion carried.  
Commissioner Wolfgram moved Commissioner Obaid to Secretary, seconded Helgeson.
6. Introduction New Commission Member Johnson  
Commissioner Johnson noted looking forward to the serving the community and working with the Plan Commission.
7. TID Amendment  
Mr. Solberg presented a request to recommend approval of the 3<sup>rd</sup> Amendment to TID #9 located in the Gateway Industrial Park. The additional 80 acres is across Highway T and will be added to the existing TID boundary. This will be considered by the Council at their meeting in May.

No one spoke for this agenda item.

Commissioner Helgeson moved to recommend approval of the TID Amendment #3. Seconded by Christopherson and the motion carried.

8. Street Vacation  
Preliminary Plat (P-6-22) – Pine Park East Second Addition  
Ms. Ness presented a request to recommend approval of a street vacation and preliminary plat known as Pine Park East Second Addition. This was officially platted numerous years ago and the owner vacated the street. A preliminary plat shows the single-family home lots and shows the new street. This will be considered at the Council meeting on May 9<sup>th</sup>.

Lisa Fleming with Ayres Associates, noted the existing trees will remain in place and the stormwater facility will need be removed.

Commissioner Christopherson moved to recommend approval of the street vacation and preliminary plat. Commissioner Seymour seconded and the motion carried.

9. Annexation (22-2A)  
Chairperson Granlund recused himself from Items 9 and 10; Vice-Chairperson Wolfgram chaired the two items.  
Mr. Petrie presented a request to consider annexation of approximately 166 acres within the Town of Wheaton. This land is within the sewer service area for the City of Eau Claire and is

consistent with the comprehensive plan. This will be considered at the Council meeting on May 10<sup>th</sup>.

Brian Nodolf, with Nodolf Flory, LLP noted Highway T Properties LLC, the proposed development will have a variety of land uses, and noted water and sewer along with TID.

Commissioner Helgeson moved to recommend approval of the annexation. Commissioner Seymour seconded and motion carried.

10. Site Plan (SP-2209) – Eau Claire Ford Lincoln & Quick Lane Addition

Mr. Petrie presented a site plan request for an addition to the existing Eau Claire Ford Lincoln and Quick Lane located at 2909 Lorch Avenue. The proposed site plan shows an approximately 7,750 square foot addition to the west side of the existing building. The addition is for vehicle maintenance and repair.

Dan Knowlton with Everyday Surveying and Engineering noted that the previous addition in 2015 was for quick oil changes; this addition is more maintenance and repair.

Commissioner Helgeson moved to approve the site plan with staff recommendations. Commissioner Christopherson seconded and the motion carried.

11. Site Plan (SP-2210) – GLP Services LLP

Chairperson Granlund resumed chairing the meeting.

Mr. Petrie presented a site plan request for a new building for GLP Services LLC located at 5845 Venture Drive. The building is approximately 35,000 square feet in size and will be a multi-tenant building for three different tenants. The proposed site plan shows two access points and shared parking for the tenants.

Chris Peterson with Cedar Falls Building Systems Inc. noted the façade is similar to the existing structures within the Gateway Industrial Park.

Commissioner Seymour moved to approve the site plan with staff recommendations. Commissioner Christopherson seconded and the motion carried.

12. Site Approval

Mr. Johnathan presented a site approval located at 3228 Mercury Avenue. The Housing Authority will purchase the single-family home using the Homeownership Program and will be sold to an income eligible first-time homebuyer. He noted the purchase of the property for \$115,000 and is in fair condition.

No one spoke to this agenda item.

Commissioner Helgeson moved to approve site approval. Commissioner Wolfgram seconded and the motion carried.

13. Future Agenda Items and Announcements – None.

14. The meeting adjourned at 7:45 p.m.

  
Zina Obaid, Secretary